

City of Lafayette Staff Report

For: City Council
By: Mark Robbins, Code Enforcement Officer
Date Written: May 18, 2009
Meeting Date: May 26, 2009
Subject: Status of Code Enforcement Activity and Real Estate Sign Abatement

Introduction:

The attached table delineates formally recorded Code Enforcement (CE) cases, opened and closed in the previous month (4/09), as well as running totals of formally recorded cases, opened and closed, year to date. Updated activity reports will continue to be posted to the "Consent Item" section of Council agendas, unless otherwise requested by the City Council or Administration.

CODE ENFORCEMENT ACTIVITY

<u>TYPE OF VIOLATION</u>	<u>NUMBER OF COMPLAINTS RECORDED- PREVIOUS MONTH (4/09)</u>	<u>NUMBER OF COMPLAINTS CLOSED- PREVIOUS MONTH (4/09)</u>	<u>NUMBER OF COMPLAINTS RECORDED- YEAR TO DATE</u>	<u>NUMBER OF COMPLAINTS CLOSED- YEAR TO DATE</u>	<u>TOTAL ACTIVE FILES</u>
MULTIPLE LMC PROPERTY VIOLATIONS	2	3	11	6	20
JUNK, TRASH, DEBRIS		1	5	3	2
TRASH CONTAINERS (Left out for more than 48 hours)			7	1	6
NON-OPERATIONAL / UNREGISTERED VEHICLES (Private and public property)	2	1	3	2	2
TREE PROTECTION	2	3	3	3	2

LIVING IN RV			1	1	
PORTABLE CARPORT					2
BUILDING (structures, permits, grading)	1	2	3	2	5
ENCROACHMENT IN PUBLIC RIGHT OF WAY			1	1	
OPERATING BUSINESS IN RESIDENTIAL ZONE	1	1	4	1	5
ZONING AND LAND USE VIOLATIONS				1	3
NOISE ORDINANCE	1		3	1	2
HOURS OF CONSTRUCTION VIOLATIONS					
CONST. MATERIALS / DEBRIS / EQUIPMENT (Visible during construction or when left on site after jobs have been completed or stalled)					
RV / OTHER VEHICLE (Unscreened or in setback)	3	1	3	4	5
ILLEGAL DUMPING			1		1
LIVESTOCK			2		2
CONDITIONS OF APPROVAL VIOLATIONS			2	2	3
SIGN ORDINANCE (Commercial)			3		2
SIGN ORDINANCE (Political)			1	1	
SIGN ORDINANCE (Real Estate)					
<u>TOTALS</u>	12	12	53	29	62

Discussion:

This discussion focus is to brief Council on Code Enforcement activities over the past year, goals that staff have set for the upcoming year and to introduce format changes of future CE activity reports.

In addition to the 53 formal complaints logged through April of this year, 118 formal complaints were logged and responded to in the year 2008, for a total of 171 complaints logged since Jan. 1, 2008.

The current log only documents formally recorded complaints. The differentiation of "formal recorded complaints" is made in comparison to the day to day complaints and inquiries received by staff that are mediated to resolution which do not reach the point of recordation, nor, of those inquiries which result in referrals to other agencies, departments or divisions.

Since implementation of the Code Enforcement program includes other activities, future CE activity reports will document activities that are otherwise not reflected in the current complaint recordation matrix, such as administration, correspondence, data entry and organization, case review, phone mediation, and inter-agency referrals.

Real Estate Sign Abatement:

Per a request by former Planning Commissioner Dick Holt, and as directed by the Council, staff has increased Real Estate sign enforcement. Staff has identified and data based information on eight of the most active Real Estate and Brokerage firms operating in the City of Lafayette, with more being identified exponentially. Each Real Estate and Brokerage firm consists of several active agents. Enforcement up to this point has been geared toward confiscation of illegally placed A-frame signs and verbally educating agents of sign regulations. Other enforcement has consisted of phone contact with agents to have illegally placed in-ground real estate signs removed. To date, 15+/- illegally placed in-ground signs have been abated. The next phase will be the preparation and issuance of formal notification letters to Real Estate agents informing them of increased enforcement. Included with the notification is language excerpted from Lafayette's sign ordinance, pertaining specifically to Real Estate signage, outlining sign regulations and potential enforcement actions for non-compliance. Notification letters will begin going out on June 1. Concurrently with the issuance of the notifications, staff will increase proactive real estate sign enforcement in the field.

Recommendation:

Receive and file